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4 Lingmoor Grove, Aldridge, WS9 8BY Guide Price £320,000

A modern 3 bedroom detached family residence occupying a quiet cul-de-sac position on this sought after development within easy reach of local amenities including Aldridge village centre.

* Reception Hall * Guest Cloakroom * Lounge * Dining Area * Luxury Re-Fitted Kitchen * 3 Bedrooms - Master En Suite * Family Bathroom * Garage * Gas Central Heating * PVCu Double Glazing

Council Tax Band D
Local Authority - Walsall

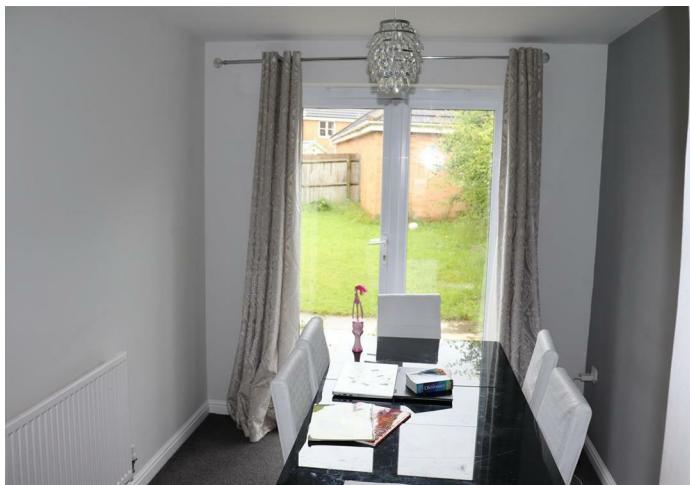


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Company Number: 11253248

4 Lingmoor Grove, Aldridge



Lounge



Dining Area

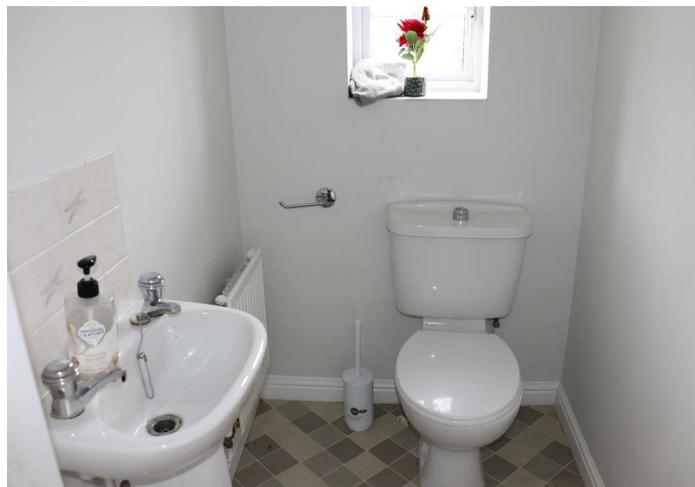


Luxury Re-Fitted Kitchen



Luxury Re-Fitted Kitchen

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Guest Cloakroom



Bedroom One



En Suite Shower Room

4 Lingmoor Grove, Aldridge



Bedroom Two



Bedroom Three



Family Bathroom



Rear Garden

4 Lingmoor Grove, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this modern 3 bedroom detached family residence that occupies a quiet cul-de-sac position on this sought after development within easy reach of local amenities including Aldridge village centre.

Aldridge has the benefit of all main shopping facilities including a Morrison superstore in the centre of the village and is splendidly served with a range of good schools including Aldridge School, St Francis of Assisi Catholic Technology College and the highly regarded Queen Mary's Grammar school for boys and High school for girls available at Walsall.

Recreational facilities are provided at The Stick and Wicket Club at the Green with cricket, running, football and hockey whilst Aldridge Sailing Club can be found at the junction of Stubbers Green Lane and Barns Lane. The splendid Druids Heath Golf Club is located off Stonnall Road.

Regular public transport services run to many local areas, whilst junction 7 of the M6 motorway at Great Barr is within approximately 5 miles, which gives further access to the M5 and M42 whilst the M6 Toll Road is accessible at Brownhills (5 miles) thus giving easy access to all main centres, Birmingham Airport, International Rail Station and The National Exhibition Centre.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing, briefly comprises the following:

RECEPTION HALL

double glazed entrance door, central heating radiator and ceiling light point.

GUEST CLOAKROOM

PVCu double glazed frosted window to front elevation, wc, pedestal wash hand basin, central heating radiator and ceiling light point.

LOUNGE

4.04m x 3.30m (13'3 x 10'10)

PVCu double glazed window to front elevation, feature fireplace, central heating radiator, ceiling light point, under stairs storage cupboard off and archway leading to:

DINING AREA

2.79m x 2.31m (9'2 x 7'7)

PVCu double glazed double opening doors leading to the rear garden, central heating radiator and ceiling light point.

LUXURY RE-FITTED KITCHEN

3.58m x 2.74m (11'9 x 9')

PVCu double glazed window to rear elevation, double glazed door leading to the rear garden, range of luxury fitted grey high gloss wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in oven and hob with extractor canopy over, integrated fridge/freezer, washing machine, dishwasher and microwave, central heating radiator and ceiling light point.

FIRST FLOOR LANDING

PVCu double glazed window to side elevation, ceiling light point, loft access, storage cupboard off and additional airing cupboard.

4 Lingmoor Grove, Aldridge

BEDROOM ONE

3.81m x 2.84m (12'6 x 9'4)

PVCu double glazed window to rear elevation, central heating radiator and ceiling light point.

EN SUITE SHOWER ROOM

tiled shower enclosure, vanity wash hand basin, wc, central heating radiator, ceiling light point and extractor fan.

BEDROOM TWO

3.23m max x 3.05m (10'7 max x 10')

PVCu double glazed window to front elevation, central heating radiator and ceiling light point.

BEDROOM THREE

2.90m x 2.21m (9'6 x 7'3)

PVCu double glazed window to front elevation, central heating radiator and ceiling light point.

FAMILY BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with tiled splashback, vanity wash hand basin, wc, central heating radiator, ceiling light point and extractor fan.

OUTSIDE

SINGLE GARAGE

FORE GARDEN

tarmacadam driveway, lawn and side access leading to:

REAR GARDEN

paved patio, lawn and timber fencing.

GENERAL INFORMATION

We understand the property is Freehold with vacant possession upon completion.

SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

4 Lingmoor Grove, Aldridge



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		